

Minutes

Leonia Planning Board

Wednesday April 22, 2015

Borough Annex

7:30 p.m.

Members present: Mr. Botten, Mr. Cassano, Chairman Chace, Mayor DeSimone, Mr. Ford, Mr. Petti, Mr. Russell, Mr. Stenken, Ms. Roland, Mr. Wilds, Mr. Poretzky

Members absent: Councilman Minichiello, Mr. Rodriquez

Also present: Mr. Costa, Mrs. Evans, Mr. Massaro, Attorney Steinhagen, Mr. Terhune

Meeting called to order at 7:30 p.m.

Roll call, announcement of proper notice of meeting, salute to the flag

Minutes:

Motion to waive the reading of the minutes from March 25th: Mr. Stenken Second: Mr. Petti
Motion passes

Motion to approve the minutes: Mr. Stenken Second: Mr. Petti
Passed by a vote of 9 yes (Botten, Cassano, Chace, DeSimone, Ford, Petti, Russell, Stenken, Poretzky)
0 no

Resolution:

File#2014-11 313 Woodland Place, LLC
Motion to waive the reading of the resolution: Mr. Botten Second: Ms. Roland
Motion passes

Motion to approve the resolution: Mr. Botten Second: Ms. Roland
Passed by a vote of 4 yes (Botten, Chace, Roland, Wilds)
0 no
1 abstained (Cassano)

File#2015-06 Christopher and Lisa Cullen, 499 Park Avenue
Motion to waive the reading of the resolution: Mr. Stenken Second: Mr. Botten
Motion passes

Motion to approve the resolution: Mr. Stenken Second: Mr. Petti

Passed by a vote of 8 yes (Botten, Cassano, Chace, DeSimone, Ford, Petti, Russell, Stenken)

0 no

File#2015-03 Chris and Giselle Beck, 4 Palmer Place

Motion to waive the reading of the resolution: Mr. Cassano Second: Mr. Botten

Motion passes

Motion to approve the resolution: Mr. Cassano Second: Mr. Botten

Passed by a vote of 6 yes (Botten, Cassano, Chace, DeSimone, Petti, Stenken)

0 no

New Application:

File#2015-07 Verizon Wireless, 100 Leyland Drive

Mayor DeSimone and Mr. Petti recused themselves from this case.

Richard Schneider, attorney for the applicant addressed the board. The applicant is seeking site plan approval. They are proposing the Collocation of a Small Cell Network Node System.

Sworn in and giving testimony was James Murawski, civil engineer for the applicant. He testified that the application is for a small network node. Marked as evidence was the following:

A1-site plan showing revised location (equipment moved back 10 feet)

He explained that the antenna sits on a frame and the frame sits on the roof. It is stable up to 125 MPH winds. He agreed to submit all structural and engineering calculations. When concern was expressed about the stability of the system, he agreed to secure the unit.

Sworn in was Steve Erickson, radio frequency engineer for Verizon. Marked as evidence were the following:

A2-proposed Verizon communications facility Leonia 3SC 100 Leyland Drive

Mr. Erickson pinpointed the property location on the exhibit.

A2A-first overlay computer model of dominant beta sector

A3-Chart showing the effect of capacity overload

He stated that the larger sites are at maximum capacity and they are attempting to fill in and lessen the overload.

A2B- Showing proposed coverage to lessen the overload.

The applicant was asked to investigate the DPW area. This case is continued to May 27th

Old Business:

File#2015-01 Andrea Rocha 446 Grand Avenue

Applicant proposes the construction of an eight (8) unit residential structure in a "B" multi-family zone.

Kathryn Walsh, attorney for the applicant addressed the board. She called Arthur Henn to be sworn in as the architect for the applicant. Marked as evidence was:

A1-Revised plans showing 8 residential units instead of 6

A2- Second and third floor plans

A3-exterior elevations

The applicant proposes hardy plank siding and brick. They are proposing three units on the first floor, two on the second floor, and three on the third floor. Seventeen parking spaces are proposed. The board asked to see additional information about the properties that are adjacent to the proposed structure. This case is continued to May 27th

Board Business:

H2M is working with the Zoning Officer and the Fire Marshall to determine areas in need of development and rehabilitation in the Grand avenue and Fort Lee Road area. A report will be given to the Planning board for recommendation to the Mayor and Council

The Zoning Officer sent a notice to the property owner at 600 Grand avenue. The driveway was enlarged without permission.

Public Comments:

The meeting was open to the public for comments. No one came forward. The public comment section of the meeting was then closed.

Motion to adjourn: Mr. Botten Second: Mr. Petti

Meeting adjourned at 9:45 p.m.

Respectfully submitted:

Tina Evans

